

FILE NO.: Z-9287

NAME: AEDD Short-form PCD

LOCATION: Located at 105 East Roosevelt Road

DEVELOPER:

Arkansas Enterprises for the Developmentally Disabled - AEDD
105 East Roosevelt Road
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Thomas Engineering
3810 Lookout Road
North Little Rock, AR 72116

AREA: 1.185-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8 – Central City

CENSUS TRACT: 5

CURRENT ZONING: C-3, General Commercial District

ALLOWED USE: General retail

PROPOSED ZONING: PCD

PROPOSED USE: Add an events center as an allowable use

VARIANCE/WAIVERS: None requested.

BACKGROUND:

The organization, Arkansas Enterprises for the Developmentally Disabled (AEDD) was founded in 1971 with a goal of empowering children and adults with disabilities to improve their quality of life by providing community-based services that maximizes individual choices, personal development, community inclusion, independence and their contribution to society. The Organization was formed in order to provide pre-employment training, real work opportunities, recreational and leisure time activities,

and development of daily living skills for individuals with developmental disabilities (DD) in the Little Rock area. AEDD board members and the executive staff personally guaranteed a note for five thousand dollars to begin operations. A small abandoned one-room grocery store on the east side of Little Rock was rented and operations of the Central Arkansas Work Activity Center began serving thirteen (13) individuals with DD.

Through the years the services and activities continued to grow. In 2005 AEDD partnered with Pathfinders to provide mental health services to individuals with disabilities. The Landers Skills Training Center added four (4) classrooms for the adult clients. Special areas included a large arts and crafts room to work on and display daily projects, sensory room designed to meet the needs of clients with autism, computer/game lab for recreation, and a room to meet the needs of our senior clients. These unique rooms offer the opportunity to provide extra services to their clients by increasing independence, enhancing interest, and helping maintain their functioning levels. Individuals in the senior class receive services geared toward improving skills to keep their bodies and mind active as they aged. Additional services include activities such exercises for the elderly, book club meetings, games for seniors, and relaxation time to allow for increased social, vocational, emotional, and educational functioning.

On April 8, 2010, the Little Rock Planning Commission approved a Subdivision Site Plan Review Application to allow for the construction of a new 9,000 square foot office/multi-purpose building located on the site of Arkansas Enterprises for the Developmentally Disabled (AEDD) existing office building which contained approximately 5,000 square feet. The new building was to connect to the existing building via a covered walkway. The new building was to contain two (2) stories of office space and a single story of multi-purpose space. The main function of the multi-purpose space was to support evening and weekend functions for the adult mentally disabled clients who were to be transported to the site by van or bus. There were 13 employees housed in the existing office building and six (6) employees were to be housed in the new office building. There were twenty-four (24) parking spaces on the site. The building and parking were completed in 2011.

The approval allowed a variance to allow a reduced number of parking spaces (34 required 22 available after the right of way dedication and landscaping). The ordinance would have typically required the placement of one (1) parking space per 400 square feet of office space. Based on the building square footage and the new building square footage a total of 34 parking spaces would typically be required per City code. The applicant had a verbal agreement to use the parking lot across Roosevelt Road (30 spaces) that was/is owned by the church next to AEDD and the parking lot east (15 spaces) of AEDD that was/is owned by the free health clinic during the evening hours.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development District to allow the use of the existing multi-purpose building as an events center. The lease space

contains approximately 3,000 square feet. The facility has accommodations for 200 persons. The facility includes a kitchen. Catering is the renter's responsibility. Alcohol is allowed in association with an event. No alcohol, tickets for alcohol, wristbands or any other products sold in exchange for alcohol is allowed for sale before or during the event.

The facility is available for rent seven (7) days per week. The hours available are from 8:00 am to 10:00 pm Monday through Thursday and from 8:00 am to midnight on Friday, Saturday and Sunday. There is a two (2) hour minimum rental required.

There are 24 on-site parking spaces. AEDD has a written agreement with St. John's Baptist Church to use 20 parking spaces, owned by the church, located north of Roosevelt Road.

B. EXISTING CONDITIONS:

The property to the west is owned by St. John Missionary Baptist Church and the property to the south is owned by the Little Rock Housing Authority. The Housing Authority property is developed with multi-family housing. Uses in the area include the health clinic, churches and residential both single-family and multi-family.

Roosevelt Road is a four (4) lane road with turn lanes at intersections. There is a sidewalk adjacent to the site. The adjacent paved area is not an alley and is serving St. John's Church by providing access to parking areas located to the south of Roosevelt Road.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the CONO – Community Outreach Neighborhood Association and the Meadowbrook Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Existing private sewer available to this site. EAD Analysis required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to the structures on this property with no apparent conflicts with existing facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department:

1. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
2. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
3. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1
 - a. Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.
 - b. Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.
 - c. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.
 - d. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

5. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
6. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
7. Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
 1. Minimum gate width shall be 20 feet.
 2. Gates shall be of swinging or sliding type.
 3. Construction of gates shall be of material that allow manual operation by one person.
 4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible

entry tools or when a key box containing the keys to the lock is installed at the gate location.

7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
8. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: If property is undergoing a change in occupancy it is subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner, Curtis Richey at 501.371.4724 or crichey@littlerock.org.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is located on Rock Region Metro Route #2, the South Main Route.

Planning Division: This request is located in Central City Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from C3 (General commercial district) to PCD (Planned Commercial Development) to add an events center.

Master Street Plan: The North side of the property is East Roosevelt Road and it is shown as a Principal Arterial on the Master Street Plan Streets. The primary function of a Principal Arterial Street is to serve through traffic and to connect major

traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on East Roosevelt Road since it is a Principal Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (December 20, 2017)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to add an events center as an allowed use of the site. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

There were no outstanding technical issues in need of addressing related to the site plan raised at the December 20, 2017, Subdivision Committee meeting. The applicant is seeking approval of a rezoning of the site from C-3, General Commercial District, to PCD, Planned Commercial Development District to allow the use of the existing multi-purpose building as an events center. Currently AEDD hosts several fund raising events throughout the year at the site but also allows for rental of the facility to persons outside their organization for private functions.

The lease space contains approximately 3,000 square feet. The facility has accommodations for up to 200 persons. The facility includes a kitchen to be used for setup only. Catering is the renter's responsibility. Alcohol is allowed in association with an event but no alcohol, tickets for alcohol, wristbands or any other products sold in exchange for alcohol is allowed for sale before or during the event.

The facility is available for rent seven (7) days per week. The hours available are from 8:00 am to 10:00 pm Monday through Thursday and from 8:00 am to midnight on Friday, Saturday and Sunday.

There are 24 on-site parking spaces. AEDD has an agreement with St. John's Baptist Church to use 20 parking spaces, owned by the church, located north of Roosevelt Road. Additional parking may be available for use at St. John's Baptist Church and Harmony Clinic, depending on date and time of event. Arrangements must be made by the person(s) renting the facility to secure the additional parking.

Parking for an events center is typically based on one (1) parking space per 100 gross square feet of floor area. The lease space contains approximately 3,000 square feet which would result in the need for 30 parking spaces. With the

written agreement and the on-site parking there appears to be adequate parking to serve the use as typically required per the Zoning Ordinance.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow the use of their existing facilities for lease to persons outside AEDD's organization. There have been events held in the past which do not appear to have impacted this development or the adjacent neighbors. Staff feels the request to allow the use of these facilities as proposed by the applicant is appropriate.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(JANUARY 11, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.